

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11/3 Dalgety Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$250,000

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

St Kilda

Period - From

16/04/2023

to

15/04/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18/1 Acland St ST KILDA 3182	\$240,000	05/02/2024
2			
3			

OR

~~B\*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/04/2024 13:33

11/3 Dalgety Street, St Kilda Vic 3182

Chisholm&Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$250,000

Median Unit Price

16/04/2023 - 15/04/2024: \$530,000



1 1 1

Property Type: Apartment

Agent Comments

## Comparable Properties



18/1 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$240,000

Method: Sold Before Auction

Date: 05/02/2024

Property Type: Studio Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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